

STURBRIDGE PLANNING BOARD
MINUTES OF
TUESDAY, AUGUST 28, 2007

On a roll call made by Ms. Morrison, Clerk, the following members were present:

Present: Tom Creamer, Chair
Russell Chamberland
James Cunniff
Penny Dumas
Jennifer Morrison, Clerk
Sandra Gibson-Quigley
Bruce Smith

Also Present: Diane Trapasso, Administrative Assistant

Absent: Jean Bubon, Town Planner

The Chairman called the regular meeting of the Planning Board to order at 6:30 PM.

Mr. Creamer read a prepared statement stating that it is an honor and privilege being part of a Board that video broadcasts it's meetings to the public.

Mr. Creamer read the agenda.

APPROVAL OF MINUTES

Motion: Made by Mr. Smith to approve the corrected minutes of August 14, 2007
2nd: Ms. Morrison
Discussion: None
Vote: 7 – 0

**DISCUSSION AND REVIEW OF THE FOLLOWING PROPOSED REVISIONS
SUBMITTED BY THE ZONING STUDY SUBCOMMITTEE:**

- **PURPOSE SECTIONS**
- **SPECIAL PERMITS**
- **SITE PLAN APPROVAL**
- **LANDSCAPING, SCREENING AND BUFFERS**

Mr. Creamer stated that there is a lot of work to be discussed with the zoning amendments brought forth by the ZSSC. This meeting is dedicated to a work session on the Purpose Sections of 5.01, 6.01 and 7.01.

Board members had a lot of discussion and posed many questions. They realize Ms. Bubon is working on a cluster bylaw for Rural Residential, which may answer some of their concerns.

5.01 PURPOSE:

- Change the word cluster to flexible development
- Delete the sentence starting, –“ The regulations preserve.....”
- Delete , “...by promoting aesthetically pleasing environments”
- Questioning the words “safety” and “energy conservation”
- Delete, “to establish sewer avoidance area” – the Board feels sewer issues should be the jurisdiction of the Selectmen and do not want to interfere with other Boards.
- Delete the last sentence, “In addition.....”

The Board also questioned the micro-brewery and adult day care as permitted uses when the proposal was only to delete trailer coach park.

6.01 PURPOSE

The Board felt that there is not a lot of difference between RR and SR. The Board would like a little more explanation on the difference and tabled discussing it until Ms. Bubon can explain.

7.01 PURPOSE

- Delete the last sentence
- Questioning the figure 75, 000 sq. ft. – is it necessary to limit the size, and if so , what is the rationale
- Re-visit Commercial Business – was viewed as business unfriendly at town meeting
- Not a good idea to keep coming back to Town meeting after something is voted down (specifically regarding CB)

The Board agreed that there are still a lot of questions that need to be answered and will work with the Town Planner and resolve the issues.

Mr. Smith handed out to the Board the following:

- Article on fire hydrants
- Matrix of Uses

NEXT MEETINGS:

September 11
September 25

On a motion made by Mr. Cunniff and seconded by Ms. Morrison, and voted unanimously, the meeting adjourned at 8:15 PM.

